

September 21, 2006

JUAN MAYOL, ESQ.
701 BRICKELL AVENUE, 30 FLOOR
MIAMI, FL 33131

**RE: Public Hearing Application #Z2004000389
8TH STREET HOLDINGS, LLC**

Dear JUAN MAYOL, ESQ. :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. On Sheet A-1, there is no indication that SW 9 Street is going to be closed off. Please correct accordingly.
2. On Sheet A-1, the office building legend states that 8 handicap parking stalls are provided but the floor plans only depict seven. Please correct accordingly.
3. On Sheet A-1, in regards to the site plan both buildings are encroaching into both front setbacks. The required setbacks from SW 68 Ct and SW 68 Ave is 27' feet. Please review Sec.33-57 Setback when height exceeds limit. Please correct accordingly.
4. On Sheet A-1, must provide a dimension indicating the space in between the both buildings. Also provide dimension setbacks for the trash located within the self storage building.
5. Must provide typical parking stall details for standard and handicap stalls. Also must provide the trash dumpster detail located at the self storage. Please correct accordingly.
6. Please remove any signage indicated on the elevations even though it says signage by others. Please correct accordingly.
7. On Sheet A-2 & A-3, must indicate throughout the parking structure the backout dimension 22' is the minimum required. Also please correct the direction arrows for the flow of traffic. Please correct accordingly.
8. On Sheet A-4, the floor plans depict an eyebrow. When scaling the length of the eyebrow it is 5' feet wide. Eyebrows are considered as overhangs. The limit for overhangs is 4' feet wide. The eyebrows must comply with setbacks because it is larger than 4' feet. Please correct accordingly.

9. On Sheet A-6, six parking spaces are encroaching into the required 8' foot greenbelt. This is not permitted. Please correct accordingly.
10. On Sheet A-6, the archade must comply with setbacks. Please correct accordingly.
11. On Sheet L-1 & L-2, 14 street trees are required on along both streets. Also be aware maximum lawn area is 20% of the required open space. And the required amount of lot trees is 15 per net acre so 35 lot trees are required. The current landscape legend is lacking information. The required lot trees 2 palms = 1 tree. Please refer to the attached landscape legend. Please correct accordingly.
12. On Sheet L-1, must provide the safe sight distance triangles. Please refer to the attached example.
13. If the applicant can not comply with these comments. Then a letter of intent requesting these variance must be submitted to the department.

If plans are requested above, submit one (1) complete set, along with a CD with PDF files.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,



Jose Hernandez
Zoning Hearings Section

DEFICIENCY LETTER